

**QUITCLAIM ASSIGNMENT OF MORTGAGE**

WHEREAS, First Magnus Financial Corporation, an Arizona corporation with a former place of business at 603 N. Wilmot Road, Tucson, Arizona, is the Lender ("Lender") on a certain mortgage executed by Lorelle T. Courtois and bearing the date of the Fourth day of June, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25168, Page 287 (the "Mortgage");

WHEREAS, pursuant to an Order Granting Appointment of Receiver for First Magnus Financial Corporation entered on September 10, 2021 by the Superior Court of the State of Arizona in and for the County of Pima under Docket No. C20211628 (the "Order"), Morrie Aaron was appointed Receiver for Lender, a true copy of which Order is attached hereto as Exhibit A;

WHEREAS, Lender may have certain rights that are described in the mortgage;

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS") was designated the mortgagee of the Mortgage as the nominee of Lender and its successors and assigns, and MERS was the mortgagee of record;

WHEREAS, this Quitclaim Assignment of Mortgage is not intended to and does not modify or assign any of the rights, title or interests that MERS had in the Mortgage; and

WHEREAS, Lender wishes to convey and assign any and all rights it may have under the Mortgage.

ACCORDINGLY, Lender hereby assigns and quit claims all of its rights, title and interests (whatever that may be, if any), in the Mortgage to Federal National Mortgage Association.

**PROPERTY ADDRESS:**

17 Romeys Way f/k/a 45 Straw Road, Gorham, ME 04038

*[Signature page follows]*



SIGNATURE PAGE  
TO  
QUITCLAIM ASSIGNMENT OF MORTGAGE

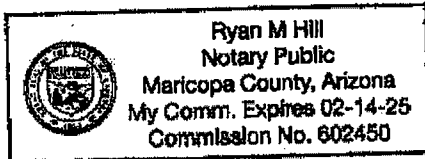
FIRST MAGNUS FINANCIAL CORPORATION

*M. A. L.*

Morrie Aaron, solely as Receiver for First Magnus  
Financial Corporation, and not in an individual or other  
Capacity by Order of the Superior Court of Arizona in  
And for the County of Pima under Docket No. C20211628

STATE OF ARIZONA  
COUNTY OF MARICOPA

Personally appeared before me on this 8th day of September, 2022, the above-named Morrie  
Aaron in their capacity as Court appointed Receiver of First Magnus Financial Corporation and  
acknowledged the foregoing to be their free act and deed in said capacity and the free act and deed of  
First Magnus Financial Corporation.



Type/Print Name: Ryan Hill  
Notary Public [Signature]  
My Commission Expires: 2/14/2025

PROPERTY ADDRESS:  
17 Romeys Way f/k/a 45 Straw Road, Gorham, ME 04038

## EXHIBIT A

FILED  
GARY L. HARRISON  
CLERK, SUPERIOR COURT  
9/10/2021 10:21:59 AM  
CASE C20211628

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6 MORTGAGE SERVICING

## IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

## IN AND FOR THE COUNTY OF PIMA

10 IN RE FIRST MAGNUS FINANCIAL  
CORPORATION,

No. C20211628  
Assigned to Hon. Richard E. Gordon

~~PROPOSED~~ ORDER GRANTING  
APPOINTMENT OF RECEIVER

14 This matter came before the court on petitioner NewRez LLC d/b/a Shellpoint  
15 Mortgage Servicing (Shellpoint)'s application for the appointment of a receiver over First  
16 Magnus Financial Corporation (First Magnus). The court received and considered  
17 Shellpoint's memorandum and heard counsel's oral arguments. No party has appeared to  
18 oppose or contest the appointment of a receiver for First Magnus. After being fully  
19 advised in the premises, the court finds Shellpoint has shown good cause for the  
20 appointment.

## IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

22 1. Morrie Aaron of MCA Financial Group, Ltd. is hereby appointed as the  
23 receiver for First Magnus (the Receiver) with the powers and duties specified in this  
24 order. The Receiver shall have the authority, but shall not be required, to petition this  
25 court for instructions at any time or from time to time. The Receiver may seek to modify

[PROPOSED] ORDER GRANTING APPOINTMENT OF RECEIVER

CASE NO. C20211628

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1 the terms of this order, including by seeking supplemental authority, for good cause  
 2 shown. The Receiver shall file with this court a written acceptance of this appointment.  
 3 The Receiver shall serve at the pleasure of the court.

4 2. The Receiver is authorized to act through and in the name of First Magnus  
 5 to carry out his duties hereunder. The Receiver is empowered and authorized, but is not  
 6 required, to execute and deliver (or cause to be executed and delivered) any document in  
 7 the name of First Magnus, including but not limited to contracts, deeds, other documents  
 8 of title, and regulatory, administrative, and governmental filings.

9 3. The provisions of Arizona Rule of Civil Procedure 66(b)(2), pertaining to  
 10 the duties of a receiver to post a bond are hereby waived. The Receiver shall not be  
 11 required to post a bond. In lieu of these provisions, the Receiver shall file a report to the  
 12 court annually from the date of this order, or more often if requested by the court, until the  
 13 Receiver is discharged by the court.

14 4. The Receiver is authorized to retain and rely on one or more experts or  
 15 advisors, including attorneys and other professionals as the Receiver deems necessary in  
 16 carrying out his duties. The Receiver is authorized to utilized the services of these  
 17 professionals at their customary hourly rates.

18 5. Shellpoint shall pay the the Receiver's compensation and expenses. All  
 19 professionals retained by the Receiver shall submit invoices to the Receiver on a monthly  
 20 basis. All fees and expenses shall be paid promptly by Shellpoint. In the event of a  
 21 dispute regarding fees and costs between Shellpoint and the Receiver or his counsel, such  
 22 dispute shall be submitted to the court for resolution.

23 6. The Receiver shall have no liability to First Magnus, Shellpoint, their  
 24 creditors, or any other person for actions taken in good faith pursuant to this order.  
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7. The Receiver shall not be personally liable for any liability or obligation of First Magnus, its predecessors, successors and affiliates, including prior to or after entry of this order, including, without limitation, contingent or unliquidated liabilities or obligations.

8. All actions of the Receiver shall be presumed to have been made on an informed basis, in good faith, and in the honest belief that such actions taken were in the best interests of the First Magnus. The Receiver shall be entitled to all protection, limitation from liability, and immunity available at law or in equity to a court-appointed receiver, including, without limitation, all protection, limitation from liability, and immunity provided by the indemnification provisions of applicable law and this order.

9. No entity or party may bring any action against the Receiver for his actions or omissions arising out of or related to his duties as Receiver, unless such party or entity shall first apply to this court to show cause before any such action is filed.

Dated: September 10, 2021.

  
HON. RICHARD E. GORDON  
(ID: 83a15c32-ec52-4cd8-aa66-959808dfu08c)

#### COURT NOTICE

THE ORIGINAL FILER MUST SERVE A COPY OF THIS  
[ORDER/NOTICE/JUDGMENT]  
ON ALL PARTIES HAVING APPEARED IN THIS CASE